

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 7, 2008, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson	Matt Deskovick (Arr. 7:20)
	Carolyn Dorroh	Kathy S. Finley (Arr. 7:55)	Dennis Grimes
	Kristi Mansolf	Vivian Osborn (Arr. 7:18)	Luauna Stines
	Dennis Sprong	Angus Tobiason (Arr. 7:15)	

Excused Absence: Torry Brean, Katherine L. Finley, Helene Radzik, Andrew Simmons

Dennis Grimes, Vice-Chair of the RCPG, acted as Chair of the meeting. Kristi Mansolf, Secretary of the RCPG, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:16 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

ITEM 4 LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons had excused absences.

ITEM 5: Approval of Order of the Agenda (Action)

MOTION: TO MOVE UP ITEMS 10-C-1 THROUGH 10-C-4, AND 10-G-1 AND 10-G-2 TO AFTER ITEM 8.

Upon motion made by Dennis Sprong and seconded by Chris Anderson, the Motion **passed 9-0-0-0-6**, with Torry Brean, Matt Deskovick, Katherine L. Finley, Kathy S. Finley, Helene Radzik, and Andrew Simmons absent.

ITEM 6: Roberts Rules of Order – Rules of Parliamentary Procedure to be Followed during Meeting. The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair)

The Acting Chair said Roberts Rules of Order govern how the RCPG meetings are conducted. The Brown Act delineates how the public participates.

ITEM 7: ANNOUNCEMENTS & Correspondence Received (Chair)

The Acting Chair announced that SB 343 is available on the California Assembly website. Changes to the Bill, enacted July 1, 2008, are relevant to the Brown Act. The Acting Chair summarized the changes.

RECEIVED
AUG 26 2008
SALT LAKE COUNTY
DEPT. OF PLANNING & LAND USE

The Acting Chair announced that the San Diego County Noise Ordinance Amendment is up for public review. A Negative Declaration has been prepared. Comments are due to DPLU no later than August 30.

The Acting Chair attended the Community Plan Template workshop hosted by DPLU at the Ramona Sizzler on July 29. Dawn Perfect, Angus Tobiason, Helene Radzik, and Dennis Grimes attended.

ITEM 8: NON-AGENDA ITEMS Presentations from Public on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Luauna Stines, Ramona Resident

Ms. Stines said a prayer.

ITEM 9: Recirculated Draft EIR/Supplemental Draft EIS, Public comment ends August 25, 2008; SDG&E Application for the Sunrise Powerlink Project; SCH No. 2006091071, DOI Control No. DES-07-58 (Action) *Taken Out of Order after Item 10*

ITEM 10: SUBCOMMITTEE REPORTS

10-A: PARKS (Brean) (No Business)

10-A-1: Presentation of PLDO Report from Parks Dept. – As Mr. Brean was absent, there was no report.

**10-B: GP Update Plan (formerly 2020 Community Plan)(Anderson)
(Action Items) – Not Addressed**

10-B-1: Report on Steering Committee Meeting from 7/26/2008 (Vice Chair) – Not Addressed

10-B-2: Consideration and Recommendation on Draft Village Limit Line (Carried Over from Special Meeting 6-19-08 and 7-3-08) – Not Addressed

10-C: WEST (Mansolf) (Action Items)

10-C-1: Request for Waiver of Policy I-92, Waiving the Undergrounding of Utilities, TM 5194, Teyssier project on Horizon View Dr. Request is for Existing Utilities – Future Utilities Related to the Project will be Undergrounded. (H. Johnson, Engineer)

Ms. Mansolf gave the West Subcommittee report. The Teyssiers and Mr. Johnson had presented the project. The subdivision on 350 (should be 280) acres to include 36 lots is an approved subdivision. They have put in a left-turn lane from Hwy 78 to Horizon View. There are existing power lines on site that have been there since 1973 that were put in to provide electricity to the pumps for the orchards. The lines are 12,000 volt. There are 3 miles of utilities for the existing usage. Now the poles belong to the utilities. For the houses, the power poles will be undergrounded. The County is requiring them to go through the waiver process for the existing poles so they won't have to be undergrounded.

The Teyssiers plan for many of the family to live in the homes. They want them to be beautiful. The poles lie in the canyons and drainages now and are not visible.

A subcommittee member said that she can see on the map the proposed underline path and the alternative path. She asked that they consider undergrounding the utilities within the existing right of way. Downed wires cause fires.

A subcommittee member said that the poles are already there and serve the agricultural portion of the project, which would remain unchanged if there was no project. She doesn't have a problem with leaving the existing lines where they are. The West Subcommittee had no quorum so no action was taken

Mr. Johnson said that the County said to wait for the Tentative Map to be approved before requesting the waiver for undergrounding utilities. Thirty one of the lots are 8 acre or larger. Five lots are 4 acre.

Ms. Dorroh asked about the alternative to underground utilities in the project roads?

Mr. Hadley said this would end up costing more because the electricity would have to be rerun to the pumps. The best option is to keep the existing power poles where they are.

Ms. Dorroh said that if the waiver is approved, a precedent will be set.

Mr. Johnson said that this would not be the case as each project is different. The project is spread out. There are not many projects in Ramona like this.

Ms. Osborn has concerns with sparks. The poles have been on the site for at least 40 years.

Mr. Teyssier said the poles are in good shape. They are well maintained by SDG&E and are covered with creosote.

Mr. Karl Teyssier said there are different styles of poles from SDG&E. SDG&E sends out a crew to clean around "station" poles. As far as arcing – space wires allow the contacts. If the wires run a shorter distance and the equipment is spaced properly, there is no problem. If the power source is 69 thousand volts or higher, spacers are used. A 45 foot high pole does not have transmission lines like what started the fires.

Mr. Tobiason asked about how much open space was part of the project?

Mr. Johnson said it took 5 years to get through the process. There is steep slope open space on site. This type of topography is good for agriculture.

Ms. Dorroh said the plan identifies the need to provide a detailed cost estimate. Since the fires, everyone has had to make sacrifices. She is not fond of giving waivers. SDG&E power poles start fires. The County should be responsible in making this decision about waiving the undergrounding of utilities. She would prefer to not do so.

MOTION: TO APPROVE THE WAIVER OF THE UNDERGROUNDING OF EXISTING UTILITIES.

Upon motion made by Chris Anderson and seconded by Luauna Stines, the Motion **passed 8-1-0-1-0-5**, with Carolyn Dorroh voting no, Vivian Osborn abstaining, and Torry Brean, Katherine L. Finley, Kathy S. Finley, Helene Radzik, and Andrew Simmons absent.

**10-C-2:AD 08-031, MOMA Ln., off Hwy 78, 0.3 miles North of Ramona Trails,
Associated with TPM 20212. Ceballas-Delgado, Owner. Open Space
Encroachment for Proposed Private Road Improvements (w/T&T)
*East Subcommittee Project***

Ms. Mansolf spoke to the County planner regarding the project on MOMA Ln. The project has steep slope and biological open space on site. When the Tentative Map (TM) was filed in 1995, the steep slope and biological open space had the access road to the project on it, and the TM was approved. The open space encroachment was addressed at the tentative map level. The Final Map was recorded incorrectly. When the applicant went to finalize the grading plan at DPW, it was kicked back to DPLU because the Final Map did not match the TM due to the incorrect recording. The Administrative Permit is a way for the County to document the encroachment into the open space that was included on the first map but was incorrectly recorded with the second map. The people need their road easement built to access the site. They had previously used a neighbor's property to access their house, but now the neighbor won't allow it. Ceballas-Delgado lost their home in the Witch fire and can't rebuild until the road easement is resolved.

The applicant was not at the subcommittee meeting, however, when this item was reviewed, there was a quorum and a recommendation was made.

Ms. Ceballas-Delgado was in attendance. She said they did not have to use their easement previously. They had permission to use a neighbor's property to access their property. She lost her home in the 2007 fires. The County will not let them rebuild unless they have access to their property, so now they must develop their easement.

Ms. Mansolf put forward the motion from the West Subcommittee:

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT FOR THE OPEN SPACE ENCROACHMENT FOR PRIVATE ROAD IMPROVEMENTS AND ASK THE COUNTY TO REFUND THE \$4000 COLLECTED TO CORRECT A COUNTY APPROVED MAP.

Upon motion made by Kristi Mansolf and seconded by Luauna Stines, the Motion **passed 10-0-0-0-5**, with Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons absent.

**10-C-3:ZAP 87-034W1, Cohn Family Trust, Owner, 26353 Old Julian Highway.
Collura, Contact. Proposal to have Farm Labor Housing – Minor Use
Permit Modification *East Subcommittee Project***

Ms. Mansolf gave the Subcommittee report. Tony Collura had presented the project. They built one farm labor housing unit over what was allowed, and so have to modify their permit.

The site currently has 195 thoroughbreds. Twenty-three full time people live there. The facility has water available on site. Eight of the septic systems on site have been updated. The road is paved. The farm is on 227 acres. There are many amenities for the horses, such as a jacuzzi.

There were no problems or concerns with the project at the Subcommittee meeting. There was no quorum, so no action was taken.

MOTION: TO APPROVE THE MINOR USE PERMIT MODIFICATION AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Matt Deskovick, the Motion **passed 11-0-0-0-4**, with Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons absent.

**10-C-4: GPA 08-006/PAA08-006, TM 5554/P08-032, P71-396-01, Ramona Air Center. 2493 Montecito Rd., (nearest cross street Montecito Way). A public/private aviation project between the County at the Ramona Airport and the Ramona Air Center, LLC. Includes 42 Separate Buildings, Condominium Plan, Site Plan, Major Use Permit (MUP) and MUP modification, General Plan Amendment, and Road Vacation of SC 931, Montecito Rd. Extension through Airport. (w/T&T)
(Applicant requested to be on September agenda)**

10-D: EAST (Mansolf) (Business under West Subcommittee)

10-E: SOUTH (Stines) (No Business)

10-F: AHOPE (Osborn) (No Business)

10-G: CUDA (Simmons) (Action Items)

**10-G-1: Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Under grounding of Utilities (Policy I-92) Bruce Steingraber, Consultant (w/T&T)
(Applicant requested to be on September agenda)**

10-G-2: Notice of Intent to Adopt a MND for TPM 21056, GPA 07-005, Faaborg Property, 2-Lot Split Public review ends 8-10-08 (w/T&T)

Ms. Mansolf brought forward the minutes of the Transportation/Trails and CUDA meeting as Mr. Simmons was absent. There were no changes from the past. Mr. Faaborg had brought a copy of the grading plan. There was a question regarding what the applicant was doing with the road – was the County requesting more from him to develop this? Proponent said no, everything was already there. When asked if there was a pathway, the proponent responded that the pathway is within Cedar Street but this doesn't need to show on his map. There was disagreement about this at the Subcommittee meeting. A subcommittee member said that the pathway needed to be shown. The member acquiesced and the subcommittee was okay with it. There was a motion made to accept Mitigated Negative Declaration and the motion passed.

Ms. Mansolf said that the process Mr. Faaborg had to go through to achieve his lot split is way more complicated than a normal lot split. Ms. Mansolf brought the subcommittee motion forward.

MOTION: TO ACCEPT THE MITIGATED NEGATIVE DECLARATION.

Upon motion made by Kristi Mansolf and seconded by Chad Anderson, the Motion **passed 11-0-0-0-4**, with Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons absent.

10-H: TRANSPORTATION/TRAILS (Simmons) (Action Items)

**10-H-1: Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Under grounding of Utilities (Policy I-92) Bruce Steingraber, Consultant (w/CUDA)
(Applicant requested to be on September agenda)**

10-H-2: AD 08-031, MOMA Ln., off Hwy 78, 0.3 miles North of Ramona Trails, Associated with TPM 20212. Ceballas-Delgado, Owner. Open Space Encroachment for Proposed Private Road Improvements (w/West)

10-H-3: Notice of Intent to Adopt a MND for TPM 21056, GPA 07-005, Faaborg Property, 2-Lot Split Public review ends 8-10-08 (w/CUDA)

10-H-4: GPA 08-006/PAA08-006, TM 5554/P08-032, P71-396-01, Ramona Air Center. 2493 Montecito Rd., (nearest cross street Montecito Way). A public/private aviation project between the County at the Ramona Airport and the Ramona Air Center, LLC. Includes 42 Separate Buildings, Condominium Plan, Site Plan, Major Use Permit (MUP) and MUP modification, General Plan Amendment, and Road Vacation of SC 931, Montecito Rd. Extension through Airport. (w/West)

10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson gave the Design Review Board report. Pepe's Product has started painting the building, corrected the sign and removed the pole sign issue. Mi Casa is still in violation. The status now is the proponent does not have a permit pulled, so there is no purview or enforcement trigger. It was determined the flower shop and palms for sale on Main St. should be turned into Code Enforcement. There is no change in Stars, or the woodlot. There was a question on the awnings on the fitness center. Mr. Roberson reported from the Ramona Village Design meeting that they are in a fact finding position regarding the median. They have a better feel for traffic calming concepts, medians and other landscape and design elements. They will be working in the future on more strict standards. For site plan reviews: Olive St. Self Storage addition of a 2nd story to office – Jeff Strickland, proponent, did not show. Ramona Air Center presented and received favorable comments. Brewer Crane showed sign and maintenance building. For Waiver Requests: a detached ag storage building at 25488 Rancho Barona Rd. was approved. For the Design Review Board – members to be recommended for appointment for the next term: Carole Wylie, Reed Settle and Debbie Klingner.

10-J: TOWN CENTER COMMITTEE (Brean/Simmons) Update on Town Center Committee Meetings – Report to RCPG. – As both Mr. Brean and Mr. Simmons were absent, there was no report.

ITEM 9: Recirculated Draft EIR/Supplemental Draft EIS, Public comment ends August 25, 2008; SDG&E Application for the Sunrise Powerlink Project; SCH No. 2006091071, DOI Control No. DES-07-58 (Action) Taken Out of Order

The Acting Chair asked if any of the members had comments on the letter to be sent in response to the RDEIR for the Sunrise PowerLink project.

Ms. Anderson felt the letter did not come across as professional. There was some inflammatory language in it. In the second paragraph, it should state simply that we are opposed to the project. It will negatively impact our area without any benefit.

Ms. Dorroh said that the DEIR circulated in January. The RCPG did not comment. Now a permit has been applied for as part of the project, for a power plant in Mexico. The letter is addressing this new permit as part of the DEIR.

Ms. Anderson said she would prefer if the letter were in bullet-point form. She prefers factual statements. She likes the content of the letter.

Ms. Dorroh said that we have to speak in a strong way in the letter.

Mr. Tobiason said he feels sorry for the people whose land the project will be crossing. We all need more sewers, water, roads, and more electricity. Instead of brownouts, more electricity should be piped in.

It was agreed the Secretary would make the noted changes to the second paragraph on page 2 and remove potentially inflammatory language.

MOTION: TO APPROVE SENDING THE LETTER WITH THE MODIFICATION TO THE SECOND PARAGRAPH ON PAGE 2 AS NOTED AT THE MEETING 8-7-08.

Upon motion made by Carolyn Dorroh and seconded by Matt Deskovick, the Motion **passed 10-1-0-0-4**, with Angus Tobiason voting no, and Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons absent.

ITEM 11: Other Business

ITEM 12: ADMINISTRATIVE MATTERS (Chair)

A. APPROVAL OF MINUTES 7-3-08 (Action)

MOTION: TO APPROVE THE MINUTES OF THE MEETING JULY 3, 2008.

Upon motion made by Vivian Osborn and seconded by Luauna Stines, the Motion **passed 10-0-1-0-4**, with Chris Anderson abstaining, and Torry Brean, Katherine L. Finley, Helene Radzik, and Andrew Simmons absent.

B. Concerns From Members – None

C. Names Submitted for New Subcommittee Members (Action) – None

D. Agenda Requests – None

ITEM 13: Adjournment

Respectfully submitted,

Kristi Mansolf